

TRANSFER
TAX
PAID

57-40

WARRANTY DEED

015816

Bruce E. Murray and Lenora F. Murray of Vassalboro, County of Kennebec and State of Maine for consideration paid, grant to Ruth M. Michaud of Waterville, County of Kennebec and State of Maine with **WARRANTY COVENANTS** the land in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with buildings thereon situated on Roosevelt Avenue in said Waterville, being parts of lots #42 and #43 as shown on a plan of Boutelle Heights made by Green and Wilson, C.E. dated May 10, 1921 and filed in the Kennebec Registry of Deeds. The land is described and measured as follows to wit:

Starting on the southern extremity of the dividing line of lots #42 and #43 as shown on said plan and proceeding in a straight line to the east for a distance of forty-five (45) feet; thence northerly along the westerly line of land now or formerly of Warren, for a distance of one hundred (100) feet; thence westerly for a distance of forty-five (45) feet; thence southerly to the bounds first mentioned; thence westerly for a distance fifteen (15) feet; thence northerly along the easterly line of land of now or formerly of Logan for a distance of one hundred (100) feet; thence easterly for a distance of fifteen (15) feet; thence southerly to the bounds first mentioned. The said lot or parcel of land is otherwise described as being sixty (60) feet wide, one hundred (100) feet long, and bounded on the north by land now or formerly of Lewis J. Rosenthal, on the east by land now or formerly of Logan, and on the west by land now or formerly of Warren and on the south by Roosevelt Avenue.

No dwelling to be erected on said lot to cost less than five thousand (\$5,000.00) dollars. No buildings to be erected excepting dwelling house constructed for occupation by not more than two families and private garages to be used in connection therewith. No buildings to be erected within twenty (20) feet of the sidewalk, (doorsteps, piazzas, and bay windows excepted); no garage used in connection with a dwelling house to be erected within sixty (60) feet of the sidewalk. The foregoing building restrictions are conditions upon which this conveyance is expressly made.

Being the same premises conveyed by Fleet Bank of Maine, as Trustee under the Peter Calzolari-Revocable Trust to Bruce E. Murray and Lenora F. Murray dated January 25, 1990 and recorded in the Kennebec Registry of Deeds in Book 3684, Page 244.

WITNESS our hands and seals on May __, 2002.

WITNESS

Bruce E. Murray
Bruce E. Murray

WITNESS

Lenora F. Murray
Lenora F. Murray

May 28, 2002

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named Bruce E. Murray and Lenora F. Murray and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Timothy R. O'Donnell
Notary Public

RECEIVED KENNEBEC SS.
2002 MAY 29 AM 9:00

TIMOTHY R. O'DONNELL
Notary Public, Maine
My Commission Expires November 9, 2006

ATTEST: [Signature]
REGISTER OF DEEDS